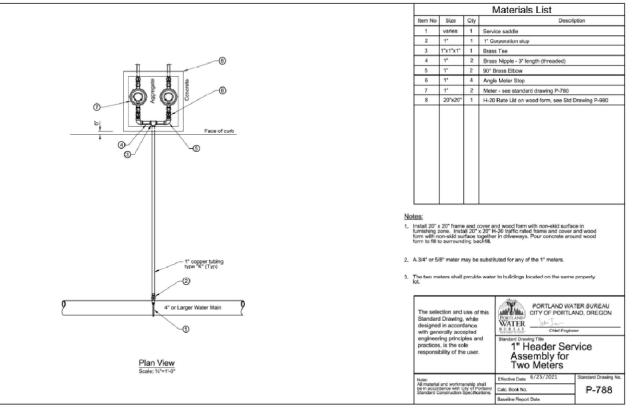


EXISTING BUILDING LIVING AREA 1,420 SF 796 SF PROPOSED ADU UNIT 1 LIVING AREA PROPOSED ADU UNIT 2 LIVING AREA 796 SF (NO MORE THAN 75% OF THE LIVING AREA OF THE PRIMARY STRUCTURE 1,420 SF-75%= 1,065SF (OR LARGER OF TWO UNITS IN A DUPLEX) OR 800 SQUARE FT THE LIVING AREA IS CALCULATED BY EXCLUDING THE THICKNESS OF THE EXTERIOR WALLS) OTAL FLOOR AREA MAX. FAR FOR R2.5 ZONE (3 UNIT FAR 0.9:1)

IMPERVIOUS AREA

ROOF AREA (INC. DECKS & OVERHANGS) 1,117 SF (SERVICED BY DRYWELL) CONC. PATH, PATIOS 152 SF (BY FILTER STRIP) OTAL MANAGED IMPERVIOUS AREA - 1,269 SF



PLANT SCHEDULE

QUANTITY	TREE KEY	SIZE	TREE NAME
2		1.5" CAL. -MIN 5' TALL AT TIME OF PLANTING	"LARGE" (1,000 FT ²) CUPRESSOCYPARIS LEYLANDII LEYLAND CYPRESS
1		"SMALL" EXISTING	"SMALL" (300 FT²) 'ACER PALMATUM' JAPANESE MAPLE

LANDSCAPE KEY

LOT AREA -5.390 SF MIN TREE COVERAGE (40%) 2,156 SF TREE COVERAGE PROVIDED- 2,300 SF

AND 2-FAMILY STREET TREE PLANTING REQUIREMENTS: TWO 11/2-INCH CALIPER STREET TREES REQUIRED. PLANT TREES PER URBAN FORESTRY STANDARDS. CALL 503-823-8733 FOR MORE INFORMATION.

"THIS BUILDING WAS REVIEWED, PERMITTED, AND WILL BE INSPECTED AS A TWO-FAMILY DWELLING. RESULTING FIRE, STC AND IIC SEPARATIONS HAVE ONLY BEEN REVIEWED TO TWO-FAMILY DWELLING STANDARDS PER ORSC SECTION R302.3. THROUGH PENETRATIONS AND MEMBRANE PENETRATIONS IN TWO-FAMILY DWELLINGS SHALL COMPLY WITH ORSC SECTIONS R302.4.1 AND R302.4.2 RESPECTIVELY."

TICKET # - 24024469

CENTURYLINK

CITY WATER

NOTICE TO EXCAVATORS:

ATTENTION: OREGON LAW REQUIRES YOU

01-0010 THROUGH OAR 01-0090, YOU MAY OBTAIN

COPIES OF THE RULES BY CALLING THE

TENTIAL UNDERGROUND FACILITY OWN

Dig Safely.

Call the Oregon One-Call Center

DIAL 811 or 1-800-332-2344

EMERGENCY TELEPHONE NUMBERS

M-F 7am-6pm 503-226-4211 Ext.4313

CITY BUREAU OF MAINTENANCE 503-823-170

503-464-777

503-823-4874

1-800-573-131

1-800-483-1000

(NOTE: THE TELEPHONE NUMBER FOR THE OREGON UTILITY NOTIFICATION

CENTER IS 503-232-1987).

SITE INFORMATION PROVIDED BY COUNTY MAP AND OWNER VERIFICATION. ALL SITE CONDITIONS TO BE VERIFIED PRIOR TO CONSTRUCTION.

ALL SETBACKS, EASEMENTS, AND CC&R REQUIREMENTS TO BE VERIFIED PRIOR TO CONSTRUCTION.

FINAL SITTING OF THE DWELLING SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.

ALL HARDSCAPE DRAINAGE TO BE DIRECTED TO LANDSCAPE DRAINAGE CONTAINMENT OR CITY DRYWELL WHERE APPLICABLE.

CONFIRM ALL UTILITIES AND TRENCH LOCATIONS WITH CONTRACTOR PRIOR TO CONSTRUCTION.

TEMPORARY EXCAVATIONS FOR FOUNDATIONS CAN BE COMPLETED WITHIN THE PROPERTY LINE WITH SLOPES THAT ARE NO

NOTE: IF SLOPES STEEPER THAN 1H:1Vv ARE NECESSARY, THEN A SOILS REPORT PROVIDING RECOMMENDATIONS FOR EXCAVATION AND/OR A TEMPORARY CONSTRUCTION EASEMENT GRANTED BY THE ADJOINING PRIVATE PROPERTY OWNERS WILL BE REQUIRED. UTILITY NOTES:

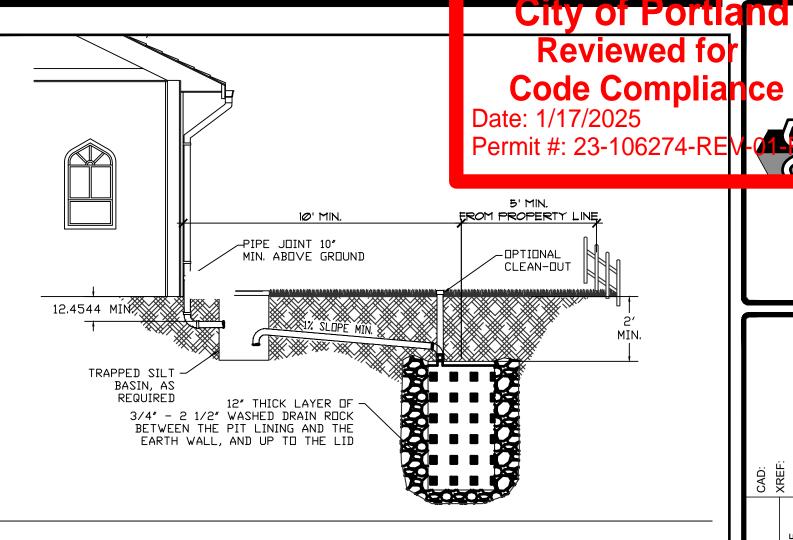
- SEPARATION BETWEEN SANITARY SEWER AND WATER SERVICE SHOULD BE 5FT MINIMUM SKIN TO SKIN.
- ALL UNDERGROUND UTILITIES, SUCH AS GAS AND ELECTRICAL, NEED TO HAVE 5FT MINIMUM SEPARATION FROM THE WATER SERVICE.
- SEPARATION BETWEEN MULTIPLE WATER SERVICES ON ONE TAX LOT SHOULD BE 3FT MINIMUM.
- A NEW WATER SERVICE CANNOT BE INSTALLED IN THE SAME LOCATION AS AN EXISTING SERVICE
- SEPARATION BETWEEN WATER SERVICE AND PROPERTY LINES SHOULD BE 3FT MINIMUM.
- NEW WATER METERS SHOULD NOT BE PLACED IN DRIVEWAY WINGS

WATER SERVICES MUST BE PERPENDICULAR TO THE WATER MAIN FOR THE ENTIRE PORTION IN THE PUBLIC RIGHT-OF-WAY AND ADJACENT TO THE CURB.

- STREET TREES MUST BE A MINIMUM OF 5' FROM THE NEAREST EDGE OF WATER PIPE, VALVE OR METER BOX AND A MINIMUM OF 10' FROM A FIRE HYDRANT. REFERENCE STANDARD DRAWING P-845 FOR MORE INFORMATION

NO UTILITIES SHALL PASS UNDER, THROUGH, OR OVER ADJOINING BUILDINGS

PLUMBING OR MECHANICAL EQUIPMENT DUCTS OR VENTS ARE NOT PERMITTED IN THE CAVITY OF THE COMMON 2-HOUR FIRE RESISTANCE-RATED WALL. ELECTRICAL INSTALLATIONS SHALL BE INSTALLED IN ACCORDANCE WITH THE ELECTRICAL CODE. PENETRATIONS OF ELECTRICAL OUTLET BOXES SHALL BE IN ACCORDANCE WITH SECTION R302.4



1. Sizing: See adjacent table to size the drywell(s) based on impervious

2. Siting Criteria: The base of the drywell must be at least 5' above seasonal high groundwater.

rock and the property line. The foundation setback is 8" for plastic

- Setbacks: Measured from the center, the drywell must be 10' from foundations and 5' from property lines except next to the right-of-way where no setback is required between the edge of the drywell drain
- Piping: Conform with Oregon Plumbing Specialty Code (OPSC)
- Access: In residential settings, an access cleanout is optional but highly recommended.
- Pre-Treatment: A trapped silt basin such as a sumped catch basin is required except for drywells managing roof runoff and runoff from pedestrian-only areas.
- The top of the perforated drywell sections must be lower than neighboring foundations.
- 8. Inspections: Call BDS IVR inspection line, (503) 823-7000. Request

5'	1000 sf	2500 sf	=	≽	Ш	
10′	2500 sf	4500 sf	血	<u> </u>	SAFET	
15'	3500 sf	5000 sf	Į	SAFI		
2x2 plastic mini- drywell (maximum of 2 drywells per			COMMENT	, LIFE &	LIFE &	
catchment)				ZONING		
CONSTRUCTIO						
Smearing the so	ing excavation		4	4		

CONSTRUCT

Drywell Depth

ximum Catchment Area Manage

by One Drywell

28" diameter 48" diamete

Smearing the soil surface during excavatior can limit infiltration rates. If smooth excavation tools are used, roughen the sides and bottom of the excavation with a sharp pointed tool. Remove loose material from

Bureau of Environmental Services

- DRAWING NOT TO SCALE -

STORMWATER MANAGEMENT TYPICAL DETAILS NUMBER - Simplified Design Approach -Drywell

> BATCH DISCHARGE AUTHORIZATION PERMIT IS REQUIRED FOR TEMPORARY DISCHARGES OF GROUNDWATER OR CONTRCUTION RELATED STORMWATER (CHANNELISED, COLLECTED AND/OR PUMPED) TO THE CITYS PUBLIC SANITARY OR STORM SEWER SYSTEM. IF DE-WATERING TO A CITY SANITARY OR STORM SEWER SYSTEM IS NECESSARY, PRE AUTHORIZATION MUST BE OBTAINED FROM THE BES PRETREATMENT OR STORMWATER PROGRAMS. CALL (503) 823-5600 OR CONTACT JOE BLANCO.

NEW AND EXISTING BUILDINGS SHALL HAVE APPROVED ADDRESS NUMBERS, BUILDING NUMBERS OR APPROVED BUILDING IDENTIFICATION PLACED IN A POSITION THAT IS PLAINLY LEGIBLE AND VISIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY, INCLUDING MONUMENT SIGNS. THESE NUMBERS SHALL CONTRAST WITH THEIR BACKGROUND. ADDRESS NUMBERS SHALL BE ARABIC NUMERALS OR ALPHABET LETTERS, NUMBERS SHALL BE A MINIMUM OF 4 INCHES HIGH WITH A MINIMUM STROKE WIDTH OF ½ INCH. WHERE ACCESS IS BY MEANS OF A PRIVATE ROAD AND THE BUILDING CANNOT BE VIEWED FROM THE PUBLIC WAY, A MONUMENT, POLE OR OTHER SIGN OR MEANS SHALL BE USED TO IDENTIFY THE STRUCTURE(S). (OFC 505.1)

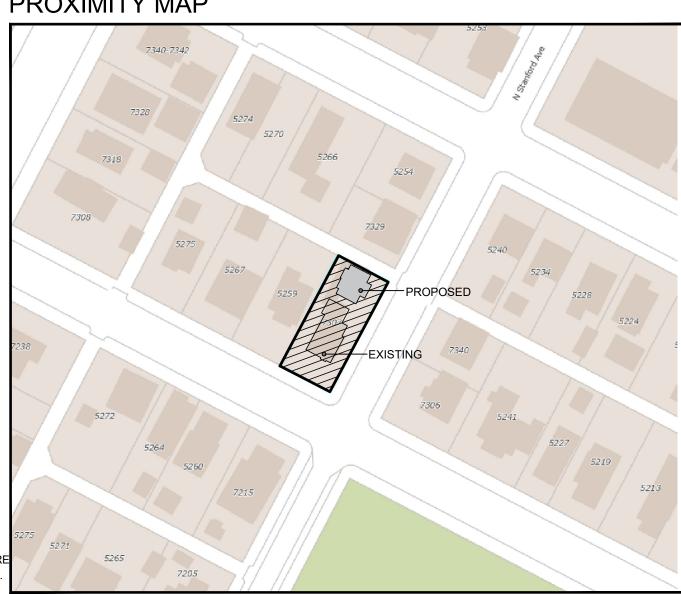
1- BES STORMWATER FACILITY INSPECTION REQUIRED AT TIME OF CONSTRUCTION. SEE GREEN BES INSPECTION CARD: To schedule, contact the automated inspection request (IVR) system at (503) 823-7000 and request inspection #487 BES Onsite Stormwater Facility Evaluation.

2-DRYWELL

Note: Required Inspections Prior to Cover Inspection #1: Location, Size, Depth, Rock

3- BDS INSPECTOR APPROVAL REQUIRED FOR DOWNSPOUTS AND PRIVATE STORM SEWER PIPING OUTSIDE OF STORM FACILIES

PROXIMITY MAP



N STANFORD AVE DRAWING REVISION DRAWING NUMBER